

**Progress Report on Implementation of the  
2003 Kings County Housing Element**

  
HOUSING POLICY  
DEVELOPMENT, HCD  
JAN 11 2007

Jurisdiction: Kings County  
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Report Period: July 1, 2005 – June 30, 2006

Regional Housing Needs Planning Period: January 1, 2001 to June 30, 2008

This is a progress report on the implementation of the 2003 Kings County Housing Element. The report is provided as an informational item to the Board of Supervisors and to the Planning commission. This report is in response to California Govt. Code Section 65400 (b) (1), *“a report must be provided to the legislative body on the status of the Housing Element and progress on its implementation, including the County’s progress in meeting its share of regional housing needs.”*

**A. Progress in meeting Regional Housing Needs.**

**1. Total number of new housing permits issued.**

139 New Units between July 1, 2005 and June 30, 2006.

These permits consisted of 113 New Single Family Residences and 26 New Mobile Home installations.

**2. Affordability by income level of New Units, adjusted on annual inflation rate of 3 percent.**

Very Low	35 Units
Low	46 Units
Moderate	17 Units
Above Moderate	30 Units

**3. Total Units applied to Regional Housing Need Allocation.**

The 2001 Kings County Regional Housing Needs Allocation (RHNA) Plan assigned 855 units to the Unincorporated area of Kings County. Of this amount, the following affordability breakdown was determined:

205 Very Low, 171 Low, 137 Moderate, and 342 Above Moderate.

The eligible time period to accommodate this housing need determination is from January 1, 2001 to June 30, 2008. To date, a total of 424 New Units were constructed between January 1, 2001 and June 30, 2006. Listed below is the total new units applied to the 2001 RHNA for Kings County.

<u>New Units</u>	<u>Percentage Attainment</u>	
<b>Very Low</b>	98 Units	47.80 %
<b>Low</b>	116 Units	67.83%
<b>Moderate</b>	118 Units	86.13%
<b>Above Moderate</b>	92 Units	26.90%

**B. The effectiveness of the housing element in attainment of the community's housing goals and objectives**

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program. See Table Below

2. Assess effectiveness of actions and outcomes.  
See Table Below

**Program by Program Status Report-Assessment of Effectiveness**

No.	Program	1.Actions/Status Report	2.Assessment of Effectiveness of Actions and Outcomes
1	Code Enforcement	Code enforcement includes property maintenance, vehicle abatement, and building abatement. The County continues to work with the community code violations and refer property owners to the Housing Rehabilitation Program.	Code enforcement is an effective means of improving neighborhoods and addressing code violations. Code Enforcement does address code violations in the County unincorporated areas.
2	Housing Rehabilitation Program	In 2005- 2006 Eight homes were rehabbed using CDBG, HOME and CalHome funds. This addressed many health and safety issues. The County also received more grants to continue to fund the rehab programs.	The housing rehabilitation programs helps preserve homes for low income families and the improved home increases the property values of the neighborhood.
3	Affordable Housing Assistance	In 2005-2006 Kings County made a HOME Application for \$800,000 of assistance for the County's First Time Home Buyers Program. The County is currently in the process of updating the County's Density Bonus Ordinance to better assist developers in creating	The First Time Homebuyer and Density Bonus programs help to create homes available to low income families.

No.	Program	1.Actions/Status Report	2.Assessment of Effectiveness of Actions and Outcomes
		affordable housing.	
4	Preservation of At-Risk Affordable Housing	The County continues to monitor the potential units at-risk. Currently none of the housing projects are at-risk for conversion to market rate.	Ongoing monitoring is an effective means of insuring the preservation of low income units.
5	Adequate Sites	The County will maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Kings County's housing needs allocation.	The County's progressive attitude toward the development of higher density housing has been very effective in meeting the housing goals.
6	Density Bonus Program	The County is currently working on an amendment which will include all of the current state requirements for density bonus.	The County has successfully encouraged developers to use Density bonuses and continues to work with developers so that the modifications which are made to the County Density Bonus Ordinance will continue to work for the Developers to create affordable housing.
7	First Time Homebuyers Program	In 2005 - 2006, 10 loans were approved in the First Time Homebuyers Program. The County will continue marketing this program.	The First Time Homebuyers Program is very effective in making homes affordable.
8	Section 8 Rental Assistance	The County continues to work with Kings County Housing Authority to ensure that as many as possible Section 8 vouchers are used in Kings County.	Section 8 is a vital program for rental housing and is a priority of the County to ensure that as many as possible are available in the community. However, the demand for vouchers far exceed the number available.
9	Foster Youth Transitional Program	The Kings County Housing Authority implements the Foster Youth Transitional Program for Kings County ensuring a safe location for youth to go.	The Kings County Housing Authority continues to successfully help the Foster Youth within Kings County.
10	Emergency and Transitional Shelters	In 2001 the Kings/Tulare Continuum of Care Core Group initiated a Homelessness Plan	Through the Office of Emergency Services the Emergency Service Coordinator

No.	Program	1.Actions/Status Report	2.Assessment of Effectiveness of Actions and Outcomes
		that set forth the community' stop priorities for action and identified strategies to make progress on homelessness and better help homeless individuals within both counties. The objective of the 2003 Housing Element Update is to Amend the Zoning code to permit emergency and transitional shelters in the R-1 and R-M zone as required by State Law. As of 2006 the amendment has not been made, however in the time of an officially declared emergency the Emergency Service Coordinator can override the Zoning Ordinance and allow for emergency uses on any property regardless of the Zoning.	is permitted to approve emergency shelters within Kings County at any point when an official emergency has been declared.
11	Mobile Home/Manufactured Housing	Pursuant to State law, all jurisdictions must allow for the development of manufactured housing / mobile homes as a permitted use in all residential zones where single-family homes are permitted. Mobile homes parks are allowed as conditional uses in all multi-family zones.	Currently Kings County allows manufactured housing within any residentially zoned property provided approval of a Site Plan Review for the mobile home.
12	Farmworker and Employee Housing	Kings County administratively permits mobile homes as farm employee housing in the AG-20, AX, AL-10, and AG-40 zones. Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing and smaller farmworker housing units. The County works with the Housing Authority and non-profit developers to develop rental and ownership housing	The 2003 Update on the Housing Element has in it to amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code, this has not happened, however the County does allow for up to 5 houses on agricultural land for the employees that work on that land. Another objective in the 2003 Housing Element Plan was to develop an inventory of suitable sites for farmworker housing; this is in place under the Kings County Zoning

No.	Program	1.Actions/Status Report	2.Assessment of Effectiveness of Actions and Outcomes
		for farmworkers.	Ordinances.
13	Housing for Disabled Persons	SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The County conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes to identify impediments.	To comply with state and federal laws, Kings County has amended the Zoning Code on May 25, 2006 to permit residential care facilities housing for six or fewer persons by right in residential zones.
14	Promote Equal Housing Opportunities	Since a number of communities within Kings County refer fair housing complaints to different agencies it may be confusing to residents to know the appropriate agency to handle fair housing complaints.	To help address these issues there has been coordination with the cities of Avenal, Corcoran, Hanford, and Lemoore to provide more centralized fair housing services, as this was one of the objectives in the 2003 Kings County Housing Element. One of the main contacts is the Office of Fair Housing and Equal Opportunity (FHEO) who enforce the Fair Housing Act and other civil rights authorities that prohibit discrimination in the sale, rental, or financing of dwellings because of race, color, national origin, religion, sex, familial status (families with children under the age of 18) or handicap (disability).
Source: Housing Element pages 6-4 through 6-10			

### C. Progress toward mitigating governmental constraints identified in the housing element.

#### Governmental Constraints

No.	Governmental Constraint	Discussion and Progress Toward Mitigating constraint
1	Land Use	Kings County uses the General Plan Land Use Element to guide residential development. These

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		<p>policies are implemented through several types of ordinances including the Zoning and Subdivision Ordinance. The land use designations and zoning districts support a variety of housing types ranging from very low density development which generally includes single family homes on large lots to high density development, which includes multi-family development ranging from 14 to 29 units per acre. The County will continue to ensure that there is adequate appropriately zoned areas of the community to accommodate the housing units proposed by the Regional Housing Needs Assessment.</p>
2	Housing Opportunity	<p>The County encourages and facilitates a range in types and prices of housing for all economic and social groups in the community including those with special needs, people with disabilities, people requiring transitional housing or emergency shelter and farmworkers. Kings County has a very active housing rehabilitation program and first time home buyer program. These programs are used by low/moderate income families, many of which are farmworkers. Seniors and the disabled often chose to incorporate some handicapped features in their homes that are being rehabbed. The County has, over the past 12 years, effectively used CDBG, HOME and CalHome programs when it was made available, to improve the housing conditions in the community. The County is now trying to promote and encourage the development of middle income housing for those people who have entry level housing and are now ready to move into a larger home.</p>
3	Development Standards	<p>Kings County Development Standards allow a range of densities based on the zoning district.</p>
4	Development Incentives	<p>State law requires jurisdictions to grant a 25% density bonus and at least one regulatory concession if the project sets aside: (1) 5% of the units for very low-income households; (2) 10% of the units for low-income households; (3) 50% of units for qualifying residents, such as senior residents, or (4) 20% of condominium units for moderate income households. Kings County has the</p>

No.	Governmental Constraint	Discussion and Progress Toward Mitigating constraint
		density bonus ordinance in place.
5	Development Review Procedures	Single family residential homes can be built by right in single family residential zones. Multi-family projects of twenty or more units require a conditional use permit. Conditional use permits usually complete the process in 60 to 90 days (if environmental review is required) and standard development improvements are required. A conditional use permit is required because of the impact that a larger multi-family complex can have in a neighborhood. The process is not any more lengthy or onerous than the review time required by other jurisdictions in Kings County. However, staff will continue to monitor the process to ensure that applications are expedited.
6	Building Codes and Site Improvements	The County has not adopted any additional local amendments to the 2001 California Building Code. The County does have new impact fees.
7	Potential Housing Constraint for People with Disabilities	None were identified.
Source: Housing Element Pages 6-34 to 6-41		